

129.0

0001

0006.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,401,800 / 1,401,800

USE VALUE: 1,401,800 / 1,401,800

ASSESSED: 1,401,800 / 1,401,800


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		JASON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HAMILTON CYNTHIA L	
Owner 2:	
Owner 3:	
Street 1: 45 JASON ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: NEWELL MAIREEN W/TRUSTEE -	
Owner 2: MAIREEN W NEWELL TRUST -	
Street 1: 45 JASON ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .307 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1860, having primarily Wood Shingle Exterior and 3386 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 7 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

Gas:	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description			User Acct	
101							13371.000			649,700		13,100		739,000		1,401,800						
																					83572	
																		GIS Ref				
																		GIS Ref				
																		Insp Date				
																		11/24/17				

USER DEFINED

Prior Id # 1: 83572

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT							Parcel ID		Parcel ID 129.0-0001-0006.A			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	649,700	13100	13,371.	739,000	1,401,800		Year end	12/23/2021		
2021	101	FV	630,100	13100	13,371.	739,000	1,382,200		Year End Roll	12/10/2020		
2020	101	FV	630,200	13100	13,371.	739,000	1,382,300	1,382,300	Year End Roll	12/18/2019		
2019	101	FV	466,800	13600	13,371.	780,100	1,260,500	1,260,500	Year End Roll	1/3/2019		
2018	101	FV	472,000	13600	13,371.	574,800	1,060,400	1,060,400	Year End Roll	12/20/2017		
2017	101	FV	472,000	13600	13,371.	550,200	1,035,800	1,035,800	Year End Roll	1/3/2017		
2016	101	FV	472,000	13600	13,371.	509,100	994,700	994,700	Year End	1/4/2016		
2015	101	FV	445,800	14000	13,371.	427,000	886,800	886,800	Year End Roll	12/11/2014		

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes		
NEWELL MAIREEN	50855-584		3/10/2008			950,000	No	No				
NEWELL MAIREEN	47845-70		7/21/2006	Family		4,000	No	No	land swap w/ parcel 129-1-7			
NEWELL MAIREEN	42843-135		5/20/2004	Family		99	No	No				
	11359-819		7/20/1967				No	No	N			

BUILDING PERMITS													ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/14/2010	311	Re-Roof	9,850					STRIP & REROOF	11/24/2017	Meas/Inspect	HS	Hanne S					
9/26/2006	810	Porch	12,000			G8	GR FY08	repair existg & ex	11/14/2008	Meas/Inspect	345	PATRIOT					
									11/6/2000	Hearing Chag	189	PATRIOT					
									11/1/1999	Meas/Inspect	256	PATRIOT					
									2/27/1996		PM	Peter M					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13371	Sq. Ft.	Site			0	90.	0.61	10								739,014						739,000		

